| 093.0 | 0004 | 0009.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 789,800 / | 789,800 |
| USE VALUE: | 789,800 / | 789,800 |
| ASSESSED: | 789,800 / | 789,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 67 | | OVERLOOK RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CROTEAU LINDA E |
| Owner 2: | VOLLMAR-RYAN SUSAN |
| Owner 3: | |
| Street 1: | 67 OVERLOOK RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | RICHMOND PETER J - |
| Owner 2: | PORTER ELIZABETH B - |
| Street 1: | 67 OVERLOOK RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Vinyl Exterior and 2333 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5400.000 | 382,400 | | 407,400 | 789,800 |
| Total Card | 0.124 | 382,400 | | 407,400 | 789,800 |
| Total Parcel | 0.124 | 382,400 | | 407,400 | 789,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.53 | /Parcel: 338.53

**Legal Description**

| User Acct | GIS Ref | GIS Ref | Insp Date |
|---|---|---|---|
| 60356 | | | 08/23/16 |

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 093.0-0004-0009.0

!7609!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 382,400 | 0 | 5,400. | 407,400 | 789,800 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 371,300 | 0 | 5,400. | 407,400 | 778,700 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 371,300 | 0 | 5,400. | 407,400 | 778,700 | 778,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 279,000 | 0 | 5,400. | 413,200 | 692,200 | 692,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 279,000 | 0 | 5,400. | 308,500 | 587,500 | 587,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 279,000 | 0 | 5,400. | 279,400 | 558,400 | 558,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 245,000 | 0 | 5,400. | 267,700 | 512,700 | 512,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 231,200 | 0 | 5,400. | 227,000 | 458,200 | 458,200 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 05:52:00 |

**LAST REV**

| Date | Time |
|---|---|
| 04/16/21 | 10:24:46 |

danam

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 60356 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7609

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| RICHMOND PETER | 47471-89 | | 5/18/2006 | | 477,000 | No | No | | |
| CONGDON ANDREA/ | 30748-208 | | 10/8/1999 | | 284,500 | No | No | 4 | |
| SCHEINBLUM RAND | 25241-336 | | 3/24/1995 | | 205,350 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 2/17/2021 | 129 | Addition | 35,000 | O | | | | |
| 12/2/2020 | 1547 | Redo Bat | 10,000 | C | | | | |
| 7/14/2015 | 938 | Addition | 130,000 | | | | | |
| 1/12/2012 | 48 | Re-Roof | 6,950 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/23/2016 | Meas/Inspect | DGM | D Mann |
| 7/25/2016 | Left Notice | DGM | D Mann |
| 7/25/2016 | Permit Visit | DGM | D Mann |
| 4/30/2009 | Inspected | 189 | PATRIOT |
| 4/1/2009 | Measured | 372 | PATRIOT |
| 10/26/2006 | MLS | HC | Helen Chinal |
| 6/19/2000 | MLS | | |
| 2/3/2000 | Mailer Sent | | |
| 2/3/2000 | Measured | 263 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5400 | | Sq. Ft. | Site | | 0 | 70. | 1.08 | 5 | | | | | | | | | 407,401 | | | | | | 407,400 | |

| Total AC/HA: | 0.12397 | Total SF/SM: | 5400 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 407,401 | Spl Credit | | Total: | 407,400 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 15 - Old Style |
| Sty Ht: | 1T - 1 & 3/4 Sty |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 3 - BrickorStone |
| Frame: | 1 - Wood |
| Prime Wall: | 4 - Vinyl |
| Sec Wall: | % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | YELLOW |
| View / Desir: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

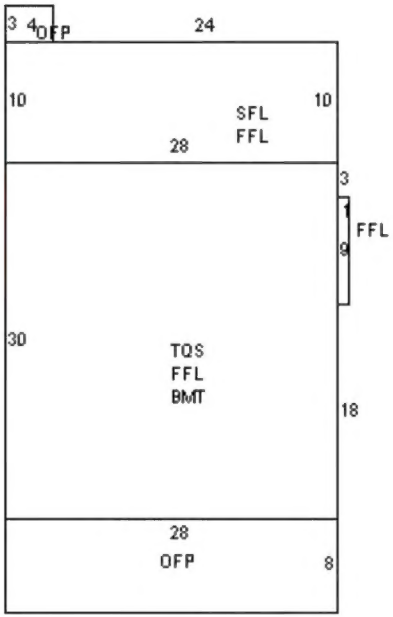
## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## COMMENTS

BSMT SINK.

## SKETCH




## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 7 | | BRs: 3 | | | Baths: 1 | | | | HB 1 | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1916 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G17 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | M |
| Totals | | | |
| 1 | 7 | 3 | |

## INTERIOR INFORMATION

| | |
|---|---|
| Avg Ht/FL: | STD |
| Prim Int Wal | 2 - Plaster |
| Sec Int Wall: | % |
| Partition: | T - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | % |
| Bsmnt Flr: | 12 - Concrete |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 1 - Oil |
| Heat Type: | 3 - Forced H/W |
| # Heat Sys: | 1 |
| % Heated: | 100 % AC: |
| Solar HW: | NO Central Vac: NO |
| % Com Wal | % Sprinkled |

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | GD - Good | 18. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 18.6 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.16495824 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 157.254 |
| Other Features: | 97000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 469746 |
| Depreciation: | 87373 |
| Depreciated Total: | 382374 |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 157.25 |
| Special Features: | 0 | Val/Su Net: | 122.76 |
| Final Total: | 382400 | Val/Su SzAd | 187.54 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,129 | 157.250 | 177,539 |
| BMT | Basement | 840 | 64.870 | 54,488 |
| TQS | 3/4 Story | 630 | 144.670 | 91,144 |
| SFL | Second Floor | 280 | 157.250 | 44,031 |
| OFP | Open Porch | 236 | 23.490 | 5,543 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,115 | | | Total: | 372,745 |
| Size Ad | 2039 | Gross Area | 3325 | FinArea | 2333 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | AFB | 50 | A | |
| TQS | 100 | UNF | 20 | C | |

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | Color: |

## IMAGE

AssessPro Patriot Properties, Inc

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

093.0-0004-0009.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| More: N | Total Yard Items: | | Total Special Featues: | | Total: |